# QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 173979 **DEEDQC**
12/13/2018 03:18:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181213-0121509

B-CB-18-603

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **John Eldridge** | **New owner** | |
| (NAME) **667 Wedgewood Ave.,Ste. C** | (NAME) | **092-10-0J-005.00** |
| (ADDRESS) **Nashville, TN 37203** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **E3 CONSTRUCTION SERVICES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ELDRIDGE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5, 27th & Torbett Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 27th & Torbett Residences of record in Instrument Number 20180420-0037520, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Max Khazanov by Quitclaim deed record in Instrument No. 20140219-0014038 Register's Office for Davidson County, Tennessee, recorded on February 19, 2014.

Being a part of the same property conveyed to Radius Rentals, LLC by Warranty deed of record in Instrument No. 20161208-0123494 Register's Office for Davidson County, Tennessee, recorded on December 8, 2016.

Being a part of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from Radius Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20171220-0129782 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 20, 2017.

Being a part of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from Max Khazanov, a married man of record in Instrument No. 20171220-0129781 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 20, 2017.

Being a part of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20180320-0026047 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 20, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **603 27th Ave N., Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 11 day of December, 2018.

E3 Construction Services, LLC

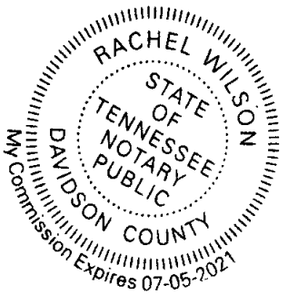
BY: _____
John H. Eldridge, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11 of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212